Environmental Determination
A.   The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 26, 2014 for this project. Mitigation measures are proposed to address aesthetics, biological resources, geology and soils, hazards/hazardous materials, public services/utilities and water/hydrology and are included as conditions of approval.

Minor Use Permit
B.   The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.

C.   As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.

D.   The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed expansion of the existing agricultural process facility and retail sales does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.

E.   The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the expansion of the existing agricultural process facility and retail sales is similar to, and will not conflict with, the surrounding lands and uses.

F.   The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Vineyard Drive, a collector road constructed to a level able to handle any additional traffic associated with the project

Winery Modification
G.   A setback modification (Section 22.30.070.D.d.1) that requires a winery tasting room to be located no closer than 400 feet to an existing residence outside the ownership of the applicant to allow 300 feet during Phase II is justified because the project is located on a collector road. A modification is not required upon completion of Phase III (the detached tasting room would be located 486 feet from the nearest residence). Implementation of the reduced setback would not result in any significant impacts. A modification that requires a tasting room to be located greater than 200 feet from the property line to allow 159 feet side setback is justified because the property fronts a collector road (Vineyard

Drive). Implementation of the reduced setback would not result in any significant impacts.

Design Modification

H.   A modification from the Design standards (Section 22.30.075.B.1) to allow 1,900 sf of retail sales area is justified because the applicant is increasing olive production is located on a collector road, and the use is incidental to the primary use. Implementation of the modification to the design standards would not result in any significant impacts.

Agricultural Retail Sales Setback Modification

I.   A modification from the setbacks that requires Agricultural Retail Sales (Section 22.30.057.B.4) to be located no closer than 400 feet to an existing residence outside the ownership of the applicant to allow 307 feet is justified because the project is located on Vineyard Drive, a collector road. Implementation of the reduced setback would not result in any significant impacts.